

# SAME Brief



## **Southwest Division**

### **Naval Facilities Engineering Command**

#### **November 2003**

**CAPT Christopher Schanze, CEC, USN**  
**Commander, Southwest Division**  
**Naval Facilities Engineering Command**

# NAVFAC

## Areas of Responsibility



### Mission

- Base Development
- Capital Improvements
- Base Operations
- Real Estate
- Contingency Engineering
- Environmental
- Housing

# Major Business Lines



Southwest Division



**Capital Improvements – *John Phillips***

**03CN**



**Environmental – *Bob Kirkbright***

**03EN**



**Base Dev. & Planning – *Susanah Aguilera***

**03PL**



**Real Estate – *Karen Ringel***

**03RE**



**BOS – *Ralph Torres***

**03PW**



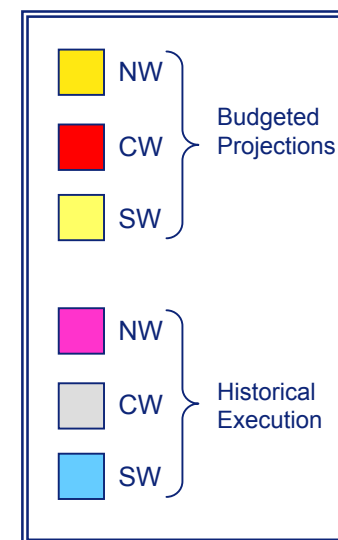
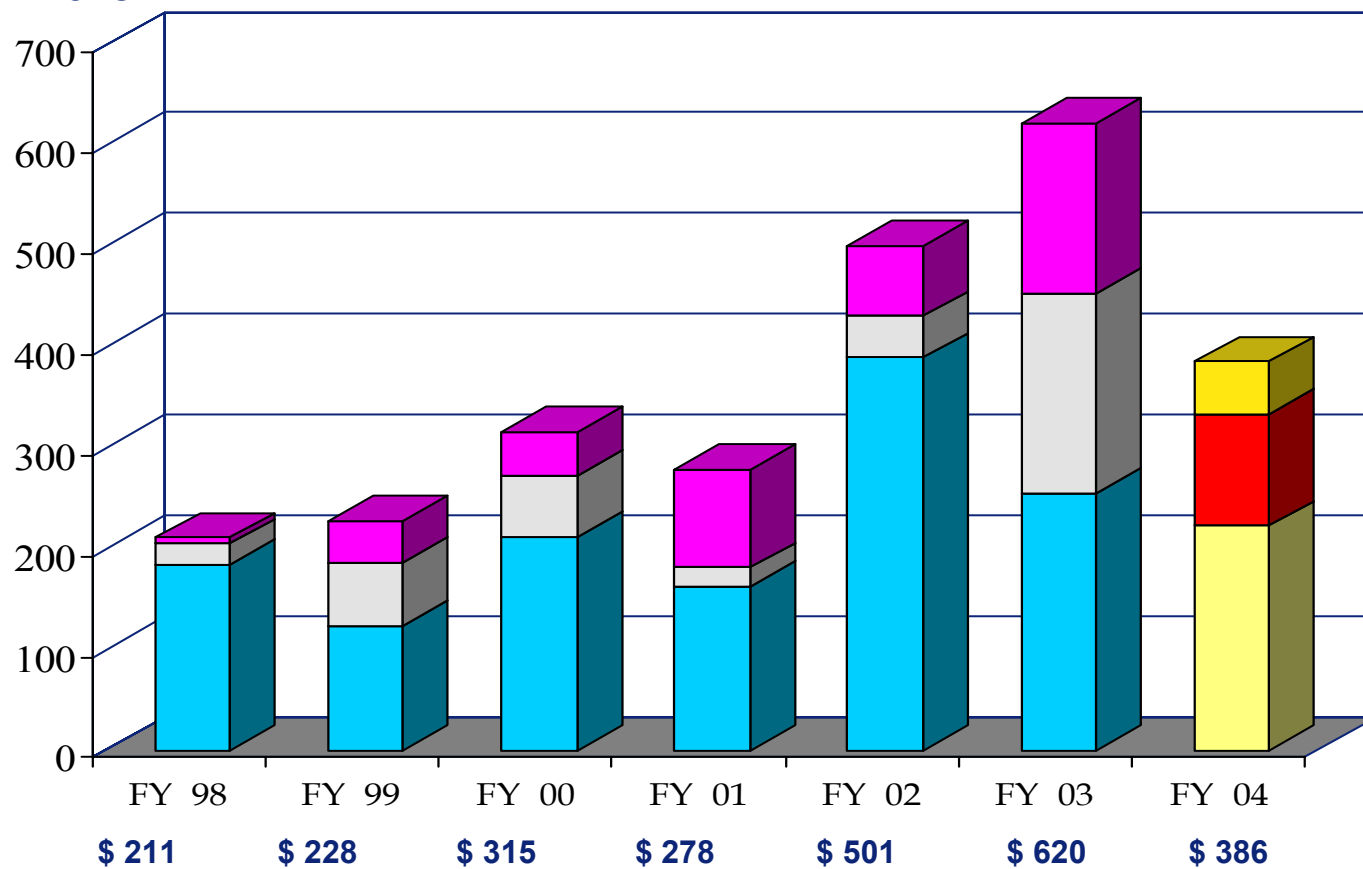
**BRAC – *Kimberly Kesler***

**06**

# West Coast

## Military/Defense Construction

Millions



# FY-04 Navy/Marine Corps

## Military Construction Program



Southwest Division

P #	PROJECT LOCATION	PROJECT TITLE	PROJECTED AWARD	ACQ METHOD	PROGRAMMED AMOUNT (\$000)
395	SWFPAC BANGOR	UPGRADE SERVICE PIER	12/31/2003	DBB	\$ 33,820
334	NM INDIAN ISLAND	ORDNANCE TRANSFER FACILITY	1/31/2004	DB	\$ 2,240
971	NSB BANGOR	WATERFRONT SECURITY FORCE FACILITY	7/31/2004	DBB	\$ 6,530

**NW Total: \$ 42,590**

271	NAS LEMOORE	OPERATIONAL TRAINER	12/31/2003	DB	\$ 9,173
217	NAS LEMOORE	INTEGRATED MAINTENANCE HANGAR	1/31/2004	DB	\$ 21,331
H-671	NAS LEMOORE	NEW HOUSING - LEXINGTON PARK	2/29/2004	DB	\$ 41,585
H-1-05	NAS LEMOORE	HOUSING REPAIRS - NIMITZ CIRCLE	2/29/2004	DB	\$ 331
198	NPGS MONTEREY	BACHELOR OFFICERS QUARTERS	8/31/2004	DB	\$ 35,550

**CW Total: \$ 107,970**

268	SAN NICHOLAS ISLAND	BACHELOR ENLISTED QUARTERS	12/31/2003	DB	\$ 6,150
426	MAGTFCT 29 PALMS	EXPLOSIVE ORDNANCE OPERATIONS BUILDING	12/31/2003	DB	\$ 2,290
098B	MCB CAMP PENDLETON	BACHELOR ENLISTED QUARTERS	12/31/2003	DB	\$ 22,930
605	MAGTFCT 29 PALMS	BACHELOR ENLISTED QUARTERS	12/31/2003	DB	\$ 26,100
442	MCAS YUMA	AIRCRAFT MAINTENANCE HANGAR	12/31/2003	DB	\$ 14,250
737	NARU NORTH ISLAND	C-40 HANGAR	12/31/2003	DB	\$ 15,973
493	SAN CLEMENTE ISLAND	OPERATIONAL ACCESS TO SHOBA	12/31/2003	DBB	\$ 18,940
748	NAS NORTH ISLAND	TAXIWAY/TOWER	12/31/2003	DB	\$ 13,650
751	NAS NORTH ISLAND	SQUADRON OPERATIONS FACILITY	12/31/2003	DB	\$ 35,590
484	MCAS YUMA	STATION ORDNANCE AREA	2/29/2004	DBB	\$ 7,980
521	NAWC CHINA LAKE	AIRFIELD PAVEMENT UPGRADE	3/31/2004	DBB	\$ 12,890
095	MCAS MIRAMAR	AIRCRAFT FIRE RESCUE STATION	3/31/2004	DBB	\$ 4,740
002	MCB CAMP PENDLETON	TERTIARY SEWAGE TREATMENT (INC I)	8/31/2004	DB	\$ 24,960

**SW Total: \$ 206,443**

**Military Construction Program Total: \$ 357,003**

# ***Regional Acquisition Team***

## ***Construction MAC***



Southwest Division

### **AWARD**

- **Fire Protection \$150M total** **Dec 03**
- **HVAC \$30M per contractor** **Jun 04**
- **Fuels III \$150M total** **May 04**
- **Wet Utilities \$150M total** **Mar 04**
- **Dry Utilities \$150M total** **Mar 04**

# *Regional Acquisition Team*

## *Other Contracts*



Southwest Division

	AWARD
<ul style="list-style-type: none"><li>• Fencing IQ<ul style="list-style-type: none"><li>– \$1 Million per year, 10 years</li><li>– Single Award covering CA, NV, AZ</li></ul></li></ul>	<b>Nov 03</b>
<ul style="list-style-type: none"><li>• Sewer Inspection/Cleaning<ul style="list-style-type: none"><li>– \$1.2 Million per year, 5 years</li><li>– Single Award covering CA, NV, AZ</li></ul></li></ul>	<b>Nov 03</b>
<ul style="list-style-type: none"><li>• Maint. Mgt. Contract (MMC)<ul style="list-style-type: none"><li>– \$10 Million per year, 10 years</li><li>– Single Award covering CA, NV, AZ</li></ul></li></ul>	<b>Dec 03</b>
<ul style="list-style-type: none"><li>• Flood Abatement<ul style="list-style-type: none"><li>– \$0.26 Million per year, 5 years</li><li>– Single Award covering CA, NV, AZ</li></ul></li></ul>	<b>Jan 04</b>

# Regional Acquisition Team

## AE/Design



Southwest Division

SPECIALTY	PLANNED AWARD DATE	TOTAL \$
ARCHITECTURAL	Jan-04	\$2.0 M
ARCHITECTURAL	May-04	\$2.5 M
ARCHITECTURAL	May-04	\$2.5 M
<b>TOTAL</b>		<b>\$7.0 M</b>
CIVIL	Oct-04	\$1.0 M
CIVIL	Nov-04	\$1.5 M
<b>TOTAL</b>		<b>\$2.5 M</b>
FACILITIES PLANNING	Jan-04	\$2.0 M
FACILITIES PLANNING	Feb-04	\$2.0 M
<b>TOTAL</b>		<b>\$4.0 M</b>
GEOTECHNICAL	Aug-04	\$0.5 M
SECURITY	Dec-05	\$4.0 M
STRUCTURAL	Dec-03	\$3.0 M
STRUCTURAL	Mar-04	\$4.5 M
<b>TOTAL</b>		<b>\$7.5 M</b>
SURVEY/MAPPING	Dec-04	\$2.5 M
<b>TOTAL OVERALL</b>		<b>\$28.0 M</b>

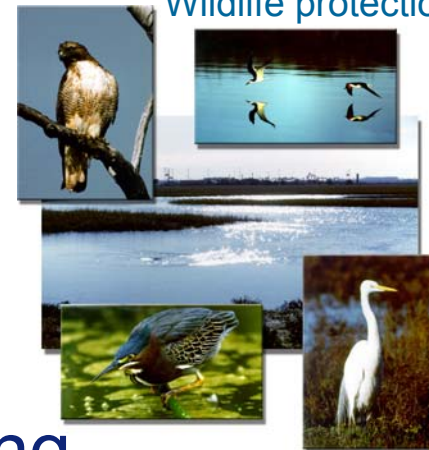




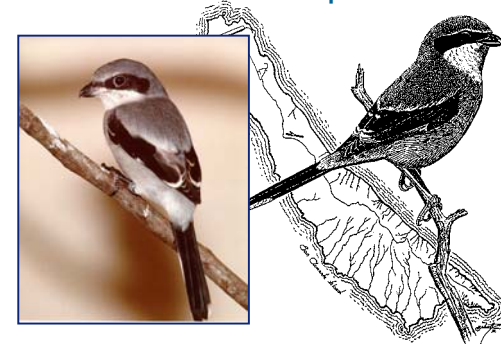
NAS El Centro  
Environmental monitoring

- Compliance
- Restoration
- BRAC Environmental
- Environmental Planning
- Natural & Cultural Resources

Seal Beach  
Wildlife protection



San Clemente Island  
Shrike protection



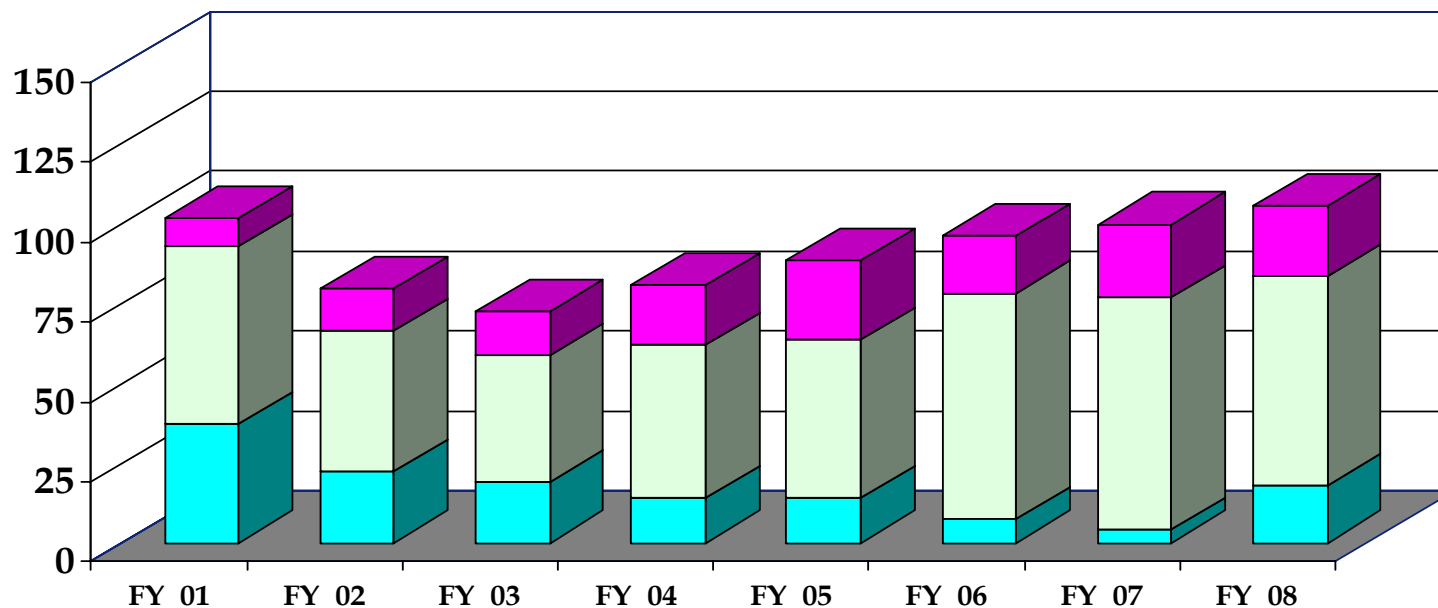
MCAS Miramar  
Water Quality Monitoring

# Environmental Restoration Navy (ERN)

Study Clean-up RAO/LTM

Historic and Current Budget

Millions



\$ 101.4

\$ 79.5

\$ 72.3

\$ 80.5

\$ 88.1

\$ 95.8

\$ 99.4

\$ 105.3

# BRAC Environmental

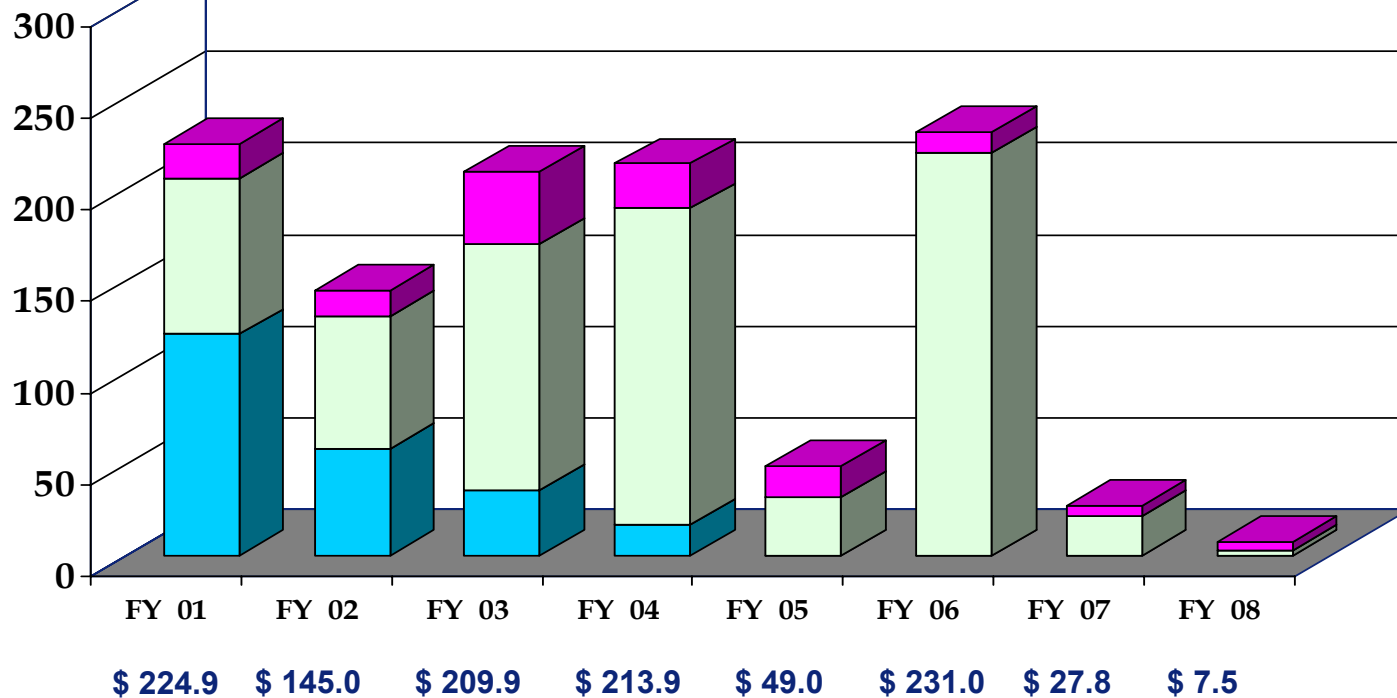


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■ Study ■ Clean-up ■ RAO/LTM

Historic and Current Budget

Millions

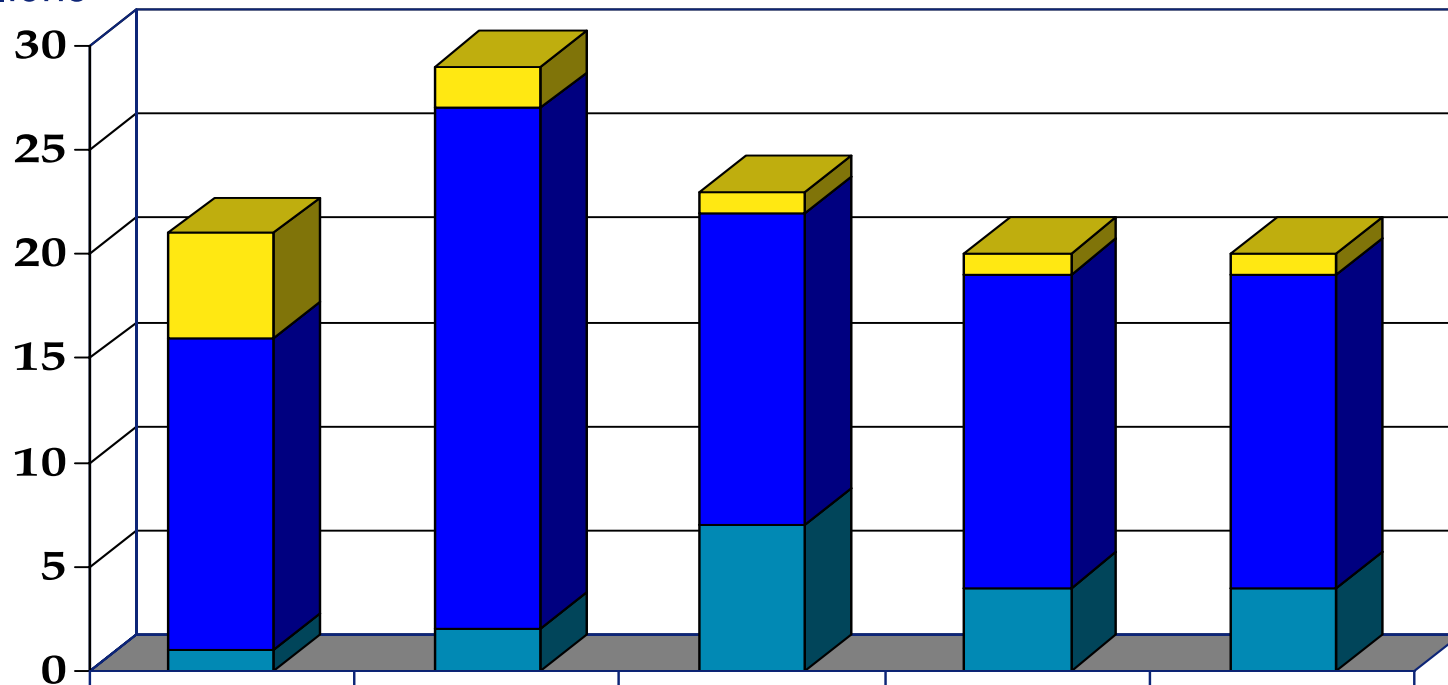


# Environmental Compliance



Millions

Historic and Current Budget



<span style="color: yellow;">■</span> CW	5	2	1	1	1
<span style="color: blue;">■</span> SW	15	25	15	15	15
<span style="color: teal;">■</span> NW	1	2	7	4	4

# *Environmental Regional Acquisition Team*



## Contract Actions

## AWARD

- CERCLA RCRA Studies - 8(a) **FY04 1st Qtr**
  - **\$20M A-E, Base period w/4 option periods**
  - UST/HW A-E - 8(a) **FY04 2nd Qtr**
  - **\$10M A-E, Base period w/4 option periods**  
Water Quality - 8(a) **FY04 2nd Qtr**
  - **\$5M A-E, Base period w/4 option periods**
- Air Quality Studies – SB/Open **FY04 2nd Qtr**
  - **\$15M A-E, Base period w/4 option periods**

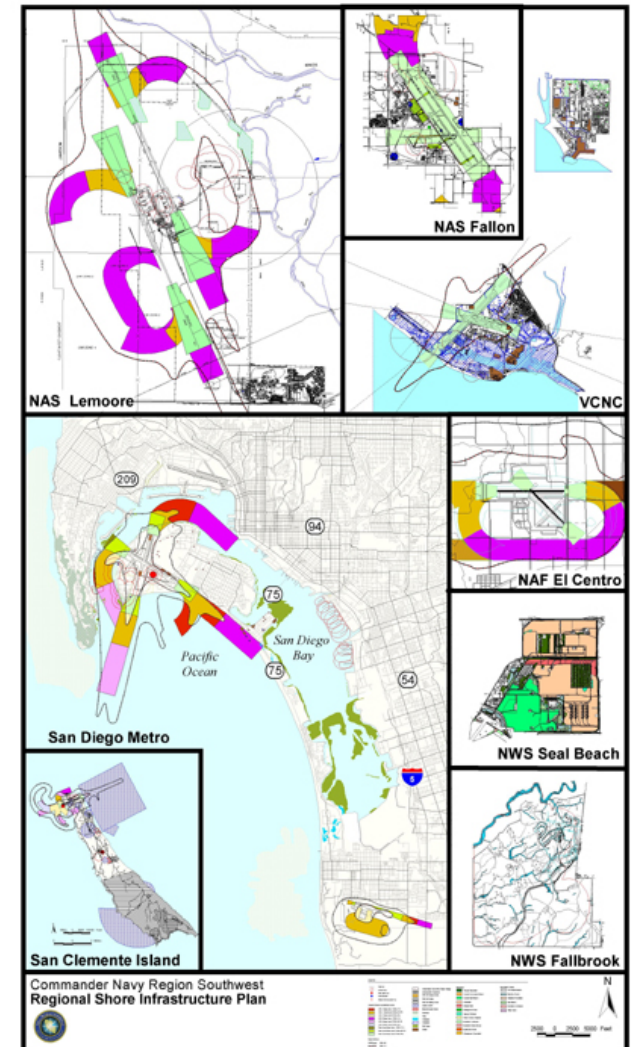
# Base Development & Planning



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Southwest Division

## Base Development and Planning

- **Planning Products and Services**
  - Regional Shore Infrastructure Plans (RSIP)
  - MILCON Project Documentation
  - Basic Facility Requirements
  - Specialty Studies (AICUZ, Siting, Space Utilization)
- ♦ **Contract Vehicles**
  - ♦ Facilities Planning IQ



# *Base Operations Support (BOS)*



Southwest Division

- Utilities
- Energy Conservation Projects
- Utilities Privatization
- Commercial Activities/A-76
- Facilities Service Contracting

# Energy Projects 04

ENERGY PROJECTS 04			
Project	Location	Contract Amount	Award Amount
Steam Plant upgrades	NAVSTA Everett	\$570,000	11/30/03
ltg	NAVHOSP Brem	\$400,000	11/30/03
PEM Motors	Bangor	\$450,000	11/30/03
Ltg	Ind Island	\$350,000	12/01/03
ltg	Jim Creek	\$175,000	11/30/03
Boilers	PWCSD,NBSD/NBC	\$3,000,000	11/30/03
HVAC	SPAWAR	\$2,750,000	04/01/04
EMCS	NS Brem	\$1,000,000	04/01/04
EMCS	PSNSY	\$1,500,000	04/01/04
Hi bay ltg	PSNSY	\$2,700,000	04/01/04
Comp Air	PSNSY	\$900,000	06/01/04
Steam distr	Whidbey	\$1,200,000	06/01/04
ltg @ SWFPAC	Bangor	\$40,000	06/01/04
<b>04ECIP</b> CFLs	Campen	\$210,000	06/01/04
<b>04ECIP</b> T5 replace HID	MCB CamPen	\$960,000	08/30/04
<b>04ECIP</b> FEI	Monterey	\$1,100,000	07/30/04
<b>04ECIP</b> FEI	China lake	\$3,200,000	08/30/04
<b>04ECIP</b> FEI	NADEP SD	\$4,700,000	09/30/04



# Energy Projects 04



Southwest Division

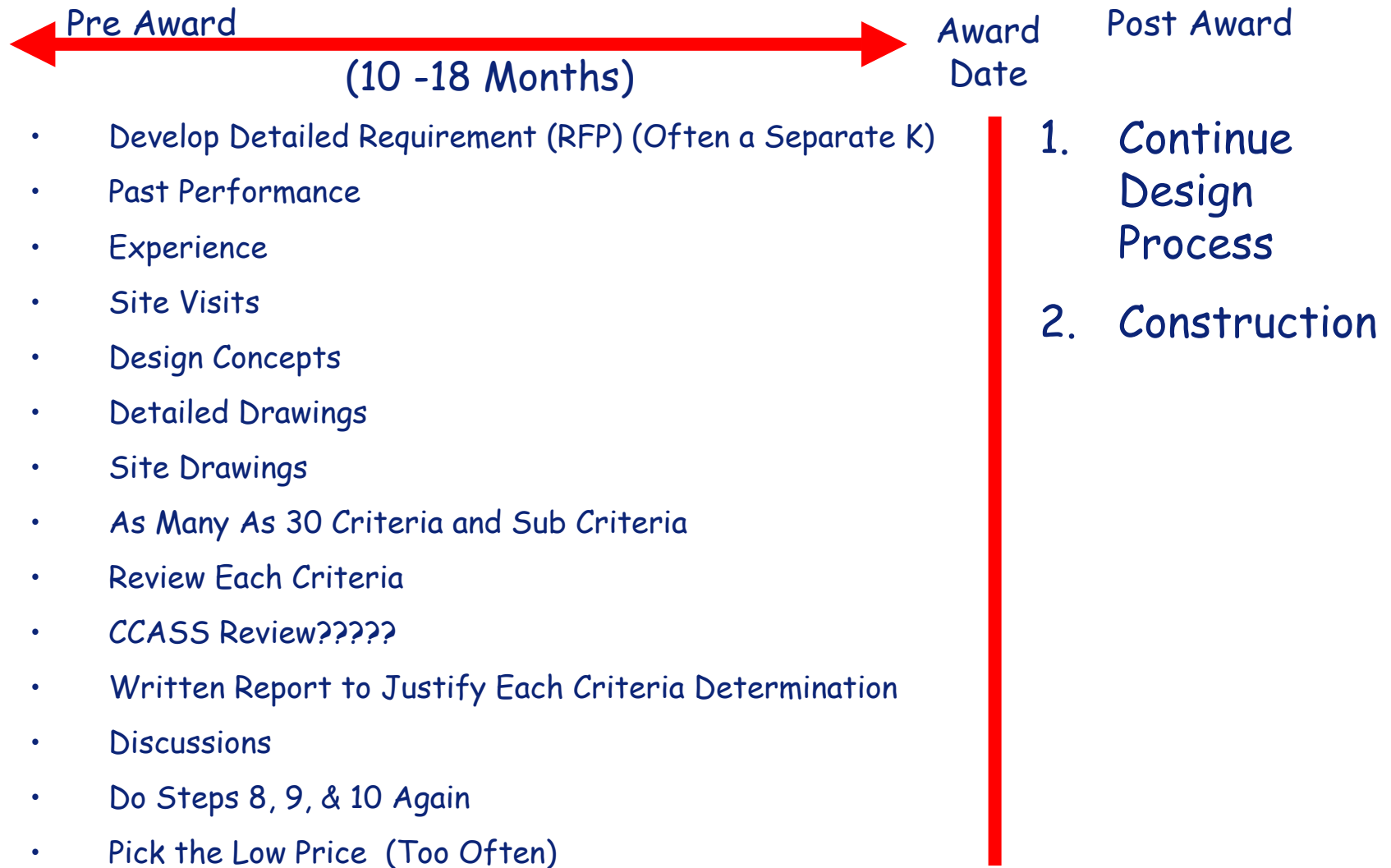
Energy Projects				
	Project	Location	Contract Amount	Award Date
	ECIP - P-753 - Construction Facility Energy Improvements	NADEP North Island	\$2,942,000	6/1/2004
	ECIP - Envelope Audit/DDC	NADEP North Island	\$6,000,000	9/15/2004
	ECIP - CL P-001 - Design Steam & Condensate	NAWS China Lake	\$265,000	9/28/2004
	ECIP - CL P-004 - Design EMCS or HVAC Controls	NAWS China Lake	\$26,500	9/28/2005
	ECIP - CL P-002 - Construction Lighting Systems	NAWS China Lake	\$1,484,000	6/30/2006
	ECIP - CL P-004 - Design EMCS or HVAC Controls	NAWS China Lake	\$265,000	6/30/2006
	ECIP - CL P003 - Design HVAC	NAWS China Lake	\$159,000	9/28/2006
	ECIP - ENW-7-03 Design Wind Turbine	NAS Whidbey Island	\$212,000	6/1/2007
	ECIP - ENW-7-03 Construction Wind Turbine	NAS Whidbey Island	\$2,120,000	6/30/2007
	ECIP - CL P003 - Construction HVAC	NAWS China Lake	\$1,590,000	9/30/2007
			\$41,741,500	

- Regional Contracting Strategy
  - West coast contracts
  - Small business strategy (8a, Hubzone, BOA)
- Interdependency
  - Four Divisions
  - NAVFAC wide strategy
- Innovative Acquisition Tools
  - MACC Best Value, Max Price
  - BOA

# The Old Process



Southwest Division



# *The Old Process*



NAVFAC  
Southwest Division

1. Uses the Selection Process to Perform Design Functions
2. Too Many Criteria and Sub Criteria
3. Requires Too Much To Be Submitted
4. No focus on the value of the concept for design offered by the proposer
5. Too Few Criteria Focused on “Is This Team Ready to Do the Job?”
6. Too Many Subjective Determinations Requiring Too Much Justification.

# The New Process



Southwest Division

- Move Pre Award Work to Post Award
  - Anything That Does Not HAVE to Be Done Pre Award, Move It to Post Award
- The Purpose of the Selection Is to Pick the Right Team for the Job
  - What Do They Bring in the Way of Value to the Project?
  - How Can We Reduce Our Total Ownership Cost\* Using Their Concept?

\* *Cost to buy, own and maintain*

# The New Process



Southwest Division



- Pre Design Meeting
  - Designer, Owner, NAVFAC Team, Constructor, and End Users Meet to Discuss:
    - Establishing the Program/project Goals
    - Design Milestones
    - Total Building Commissioning Plan
    - Site Conditions – Site Plans
    - Must Haves - Desired Features
    - Maintenance Requirements
    - Functional Layouts
    - Schedule Potential
    - 1391 Compliance (Designer and Client)
    - Off Ramp Decision

- The Design Process Begins
  - Several Meetings
    - System Level Proposals & System Level Cost Estimates
    - Catalog Cuts for Major Systems
    - Preliminary Schedule – Fast Track Potential
  - As Meetings Progress
    - More defined design documents
    - More detailed cost estimates
    - Interior design elements
    - Catalog cuts for materials, finishes, and individual equipment items
    - Satisfactory To (SAT TO)



- Full Plans and Specs
  - As Necessary For Construction
  - Assure Client's Expectations
  - Within 1391
  - Quality Control Program
- Contract Modification to include design decisions
- Move to Construction
  - Quality Assurance
  - Job Safety
  - Contractor Evaluations

- Early Execution
  - Enormously Reduced Pre Award Effort
    - Simple PTO – Oral Proposals
    - Video Selection Reports
- The Right D/B Team For the Job
  - Engineering Dominant Process
    - “Paper Pushing” Becomes Engineering
    - Clients Will Look to Us for Engineering Decisions During the Pre Design and Design Meetings
    - Drives “Team” Input to the Proposal
    - ROICC Involved From Selection to Completion
  - Client “Buy In”
    - Directly Includes the Client, at the Right Time, in Project Development

- Increased Schedule Control
  - No “Time Crunch” to Complete the Design
    - Much Greater Involvement in the Design
  - Project Is Partnered From Beginning to End
    - Less Risk to the Government
  - Award All Projects in 1<sup>st</sup> Quarter With Design Meetings Throughout the Year
- We start construction with information that is one or two months old instead of two or three years old
- NO CHANGE ORDERS!!!!

- What we expect

- Business Partnership with our Suppliers
- Environmentally friendly projects
- Zero cost growth for design/build
- Project knowledge and Experience, balanced with cost
- Timely delivery

# Southwest Division's Contacts



- Southwest Division Internet address

[Http://www.efds.w.navfac.navy.mil/](http://www.efds.w.navfac.navy.mil/)

- NAVFACE-Solicitation Web

[Http://esol.navfac.navy.mil/](http://esol.navfac.navy.mil/)

- Points of contact

CAPT Christopher Schanze

CAPT Neil Gamble

CDR Mike Bowers

Ms. Melody Petersen

Dee Chandler

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Vice Commander

Operations Officer

Director of Acquisition

PAO

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